

NOTES:

1. COORDINATES BASED ON M.D. MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS C866 & 2485.

2. SUBJECT PROPERTY IS ZONED B-1 PER THE 3/5/2005 COMPREHENSIVE ZONING PLAN.

3. THE REQUIREMENTS OF SUBSECTION 3-10A OF THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLEMENTATION VOLUMES 101 & 102 (AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAN AND THE SETTING OF THE MARKERS) HAVE BEEN COMPLIED WITH.

4. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANBERGER BLANE & COMPANY, L.L.C. ON 11/9/2010.

5. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.

6. THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS OR HISTORIC SITES AND STRUCTURES ON THIS SITE.

7. THERE ARE NO FLOODPLAINS OR FOREST CONSERVATION EASEMENT AREAS ON THIS SITE.

8. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER UTILITIES AND ACCESS TO PUBLIC UTILITIES AND SERVICES. ANY CONVEYANCES OF THE AREAS SHOWN HEREON SHALL BE SUBJECT TO THE EASEMENTS RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID AREAS, THE DEVELOPER HEREBY RESERVES TO HOWARD COUNTY WITH A MERGERS AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES CONSERVATION EASEMENTS, UPON INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPERS LIABILITY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

9. THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.134 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.

10. THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAN OF REVISION THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(d)(1)(iv) OF THE HOWARD COUNTY CODE.

11. THE PROPERTY SHOWN ON THIS PLAN IS ALSO SHOWN ON CONDOMINIUM PLAT #S 6389-6394 AND #S 20747-20750.

12. PREVIOUS COUNTY FILES: F-00-17, F-83-65, F-83-118, F-85-158, VP-81-81, VP-83-43, VP-83-46, WF-00-15, 3DF-85-221, 3DF-86-237, AA CASE NO. 10-001, AND ECF-11-015.

13. SITE IS SERVED BY PUBLIC WATER (CONTRACTS #24-1135-D AND #24-1404-D).

14. SITE IS SERVED BY PUBLIC SEWER (CONTRACT #24-1404-D AND #24-1135-D).

15. STORMWATER MANAGEMENT IS PROVIDED FOR THIS SITE UNDER PARCEL "U", PINE ORCHARD PARK, PLAT #5717, QUANTITY AND USE SETBACKS FROM A RECREATIONAL DISTRICT TO 10' TO 24' FEET FOR A PARKING LOT, TRASH DUMPSTER, AND PRIVATE LAND SUBJECT TO THE FOLLOWING CONDITIONS:

16. THERE IS NO FLOODPLAIN ON THIS SITE.

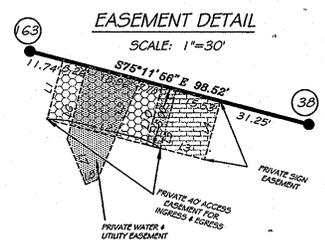
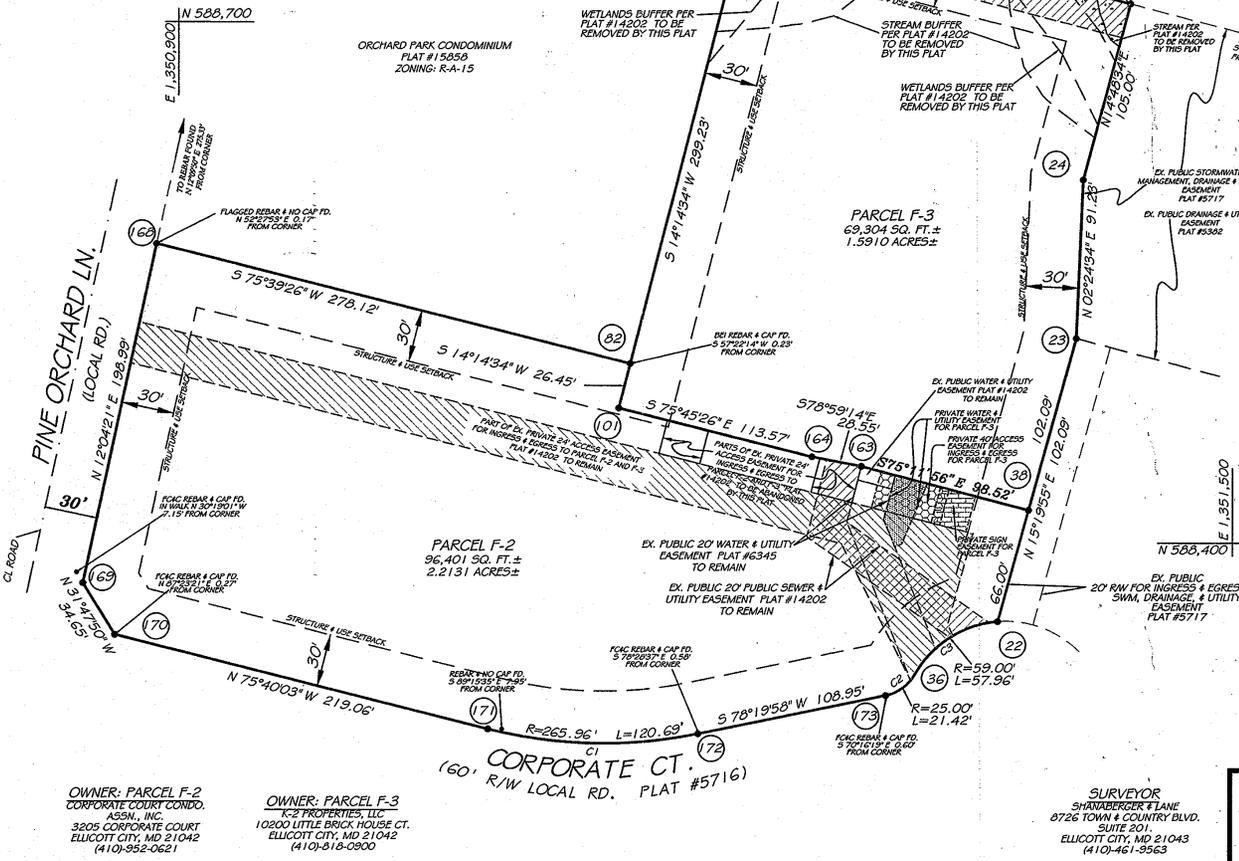
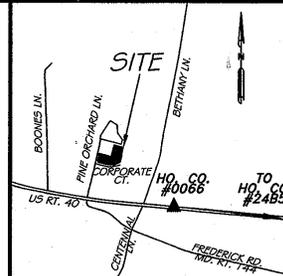
17. THERE ARE NO WETLANDS OR STREAMS ON THIS SITE PER REPORT BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEB. 16, 2009.

18. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.

19. ON MARCH 17, 2010, AA CASE NO. 10-001 APPROVED A REQUEST FOR AN ADMINISTRATIVE ADJUSTMENT FROM SECTION 11.02.2.1 OF THE ZONING REGULATIONS TO REDUCE THE 50 FOOT SETBACK AND USE SETBACKS FROM A RECREATIONAL DISTRICT TO 10' TO 24' FEET FOR A PARKING LOT, TRASH DUMPSTER, AND PRIVATE LAND SUBJECT TO THE FOLLOWING CONDITIONS:

COORDINATE LIST		
POINT #	NORTHING	EASTING
15	588709.250	1351441.447
23	588355.201	1351366.330
23	588517.129	1351410.774
24	588608.336	1351414.609
36	588325.085	1351319.446
39	588410.731	1351383.777
82	588502.209	1351156.742
94	588767.328	1351224.047
101	588477.284	1351150.427
123	588448.388	1351268.330
164	588449.352	1351260.506
169	588571.929	1350897.484
169	588377.240	1350845.265
170	588347.720	1350864.123
171	588293.362	1351076.363
172	588290.720	1351195.989
173	588312.213	1351302.658

CURVE DATA							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	LENGTH	
C1	265.95'	120.63'	26°00'03"	61.40'	N 88°40'04"W	119.66'	
C2	25.00'	21.42'	49°05'26"	11.42'	S 53°47'05"W	20.77'	
C3	59.00'	57.96'	56°16'51"	31.56'	N 57°23'18"E	35.66'	



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS TO BE RECORDED	2
BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED	3.8041 AC.
BUILDABLE	3.8041 AC.
OPEN SPACE	0.0000 AC.
RECREATION OPEN SPACE	0.0000 AC.
25% OR GREATER STEEP SLOPES	0.0000 AC.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS	0.0000 AC.
TOTAL AREA OF THIS SUBMISSION TO BE RECORDED	3.8041 AC.

OWNER: PARCEL F-2
CORPORATE COURT CONDO.
ASSN., INC.
3205 CORPORATE COURT
ELICOTT CITY, MD 21042
(410)-952-0621

OWNER: PARCEL F-3
K2 PROPERTIES, LLC
10200 LITTLE BRICK HOUSE CT.
ELICOTT CITY, MD 21042
(410)-818-0800

SURVEYOR
SHANBERGER BLANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD 21043
(410)-461-3563

THE PURPOSE OF THIS PLAN IS TO CREATE A PRIVATE ACCESS EASEMENT AND PRIVATE WATER AND UTILITY EASEMENT ON PARCEL F-2 FOR THE USE OF PARCEL F-3, AND TO ABANDON TWO PARTS OF AN EXISTING PRIVATE ACCESS EASEMENT ON PARCEL F-2, AND TO REMOVE WETLANDS, STREAMS AND THEIR BUFFERS FROM PARCEL F-3.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.

Bridon for Peter Bideman 11/2/11
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kim B. Kim 12/23/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent Schindler 11/4/11
DIRECTOR

OWNERS CERTIFICATE

WE, K2 PROPERTIES LLC, AND WE, THE COUNCIL OF UNIT OWNERS OF CORPORATE COURT CONDO. ASSN., INC., OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 9th DAY OF November, 2010.

Kim B. Kim 11/09/2010 DATE WITNESS *Jeffrey J. Schindler* 11/9/10 DATE
BY KIM B. KIM, AUTHORIZED AGENT

Pat Collins 11-9-2010 DATE WITNESS *Jeffrey J. Schindler* 11/9/10 DATE
COUNCIL OF UNIT OWNERS OF CORPORATE COURT CONDO ASSN., INC., BY PAT COLLINS, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CORRECTION PLAT OF ALL OF THE LAND CONVEYED BY ALL HAMEDANI T/A HAMEDANI & ASSOCIATES AND CORPORATE COURT CONDO. ASSN., INC. TO K2 PROPERTIES, LLC, BY DEED DATED JULY 29, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 11984 AT FOLIO 003, AND OF PART OF THE LAND SHOWN ON A PLAT ENTITLED PINE ORCHARD PROFESSIONAL AND RETAIL COMPLEX CONDOMINIUM, A CONDOMINIUM REGIMESTABLISHED PURSUANT TO THE DECLARATION, BYLAWS, AND CONDOMINIUM PLATS RECORDED IN LIBER 1529, FOLIO 1, AND IN LIBER 1539, FOLIO 23, AND IN CONDOMINIUM PLATS NUMBER 6939 - 6945; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE KNOWN TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Shanberger Blane 11/9/10 DATE
PROFESSIONAL L.S. #10849

RECORDED AS PLAT NUMBER 21467
ON 11/28/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
PINE ORCHARD PARK
PARCELS F-2 & F-3
(AS SHOWN ON PLAT NO. 14202)
SHEET OF 1
TAX MAP 24, GRID 1, P.O. PARCEL 10 -
2ND ELECTION DISTRICT
HOWARD COUNTY, MD
ZONED: B-1
DATE: 11/9/2010 SCALE: 1"=50'

0 50 100 150